

REZONING PETITION
FOR PUBLIC HEARING
2019-XXX

REZONING PETITION

JOHNSTON OEHLER SITE
CHARLOTTE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
CHARLOTTE, NC 28203
704.377.4172

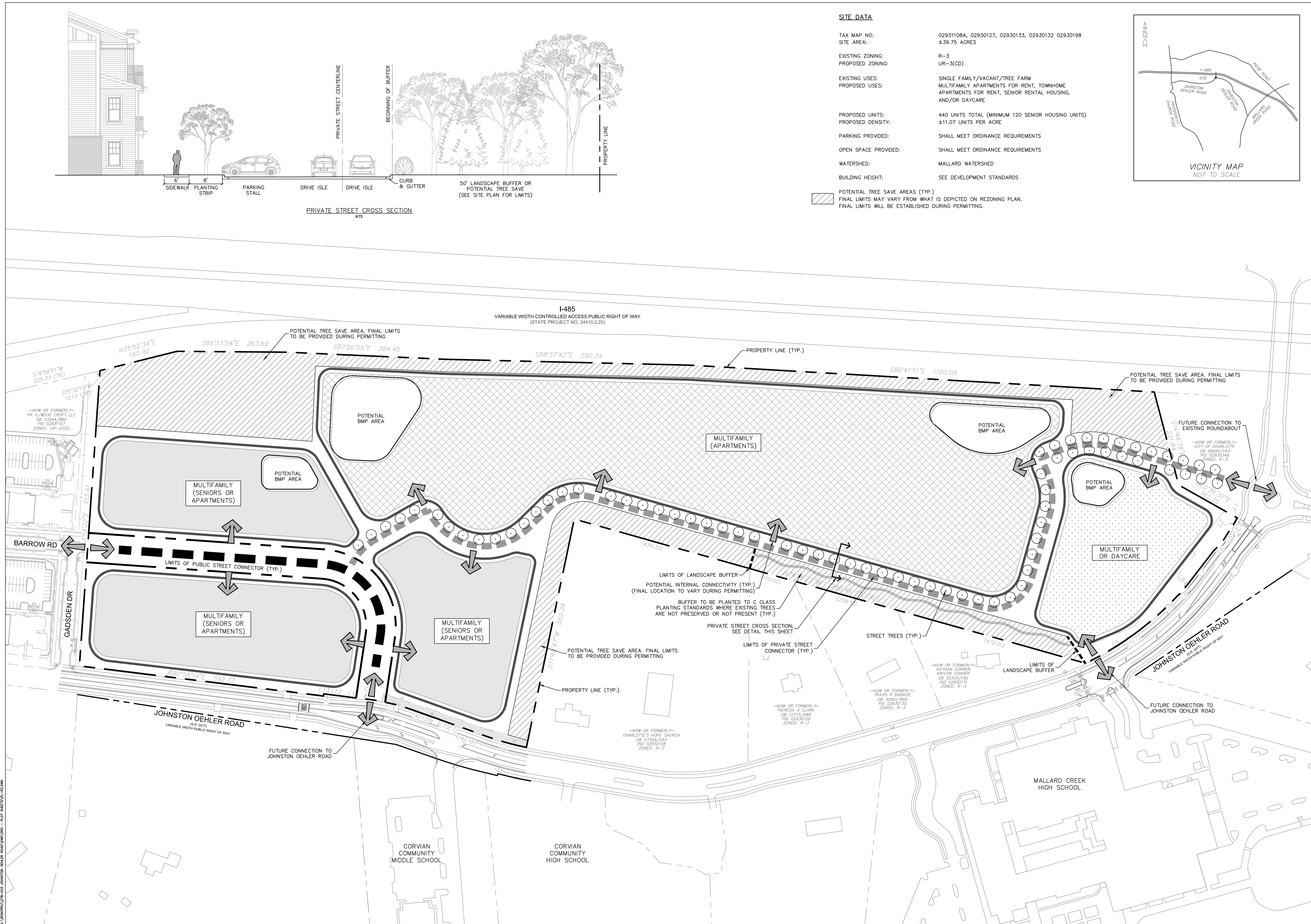
SCHEMATIC
SITE PLAN

SCALE: 1" = 100'

PROJECT #: 278-033
DRAWN BY: JO
CHECKED BY: NB

MAY 3, 2019

REVISIONS:



SITE DATA

TAX MAP NO: 02931108A, 02930127, 02930133, 02930132, 02930198
 SITE AREA: ±39.75 ACRES

EXISTING ZONING: R-3
 PROPOSED ZONING: UR-3(CD)

EXISTING USES: SINGLE FAMILY/VACANT/TREE FARM
 PROPOSED USES: MULTIFAMILY APARTMENTS FOR RENT, TOWNHOME APARTMENTS FOR RENT, SENIOR RENTAL HOUSING, AND/OR DAYCARE

PROPOSED UNITS: 440 UNITS TOTAL (MINIMUM 120 SENIOR HOUSING UNITS)
 PROPOSED DENSITY: ±11.07 UNITS PER ACRE

PARKING PROVIDED: SHALL MEET ORDINANCE REQUIREMENTS

OPEN SPACE PROVIDED: SHALL MEET ORDINANCE REQUIREMENTS

WATERSHED: MALLARD WATERSHED

BUILDING HEIGHT: SEE DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS

GENERAL PROVISIONS:

a. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS TECHNICAL DATA SHEET (SITE PLAN) AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS SITE PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.

b. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

c. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER," "OWNERS," "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

PURPOSE:

THE PURPOSE OF THIS PETITION IS TO PROVIDE FOR THE DEVELOPMENT OF A MIXED USE COMMUNITY WITH SENIOR HOUSING, SUBURBAN MULTIFAMILY HOUSING, AND A DAY CARE CENTER. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS TO REZONE THE SITE TO THE UR-3(CD) CLASSIFICATION.

PERMITTED USES:

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE SENIOR HOUSING, MULTIFAMILY DWELLING HOUSING, A DAY CARE CENTER, AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE UR-3 DISTRICT.

TRANSPORTATION:

a. THE SITE WILL HAVE ACCESS VIA A DRIVEWAY TO JOHNSTON OEHLER ROAD VIA PRIVATE STREETS AND VIA CONNECTION TO BARROW RD. AND GADSDEN DR. AS GENERALLY IDENTIFIED ON THE SITE PLAN.

b. PARKING AREAS ARE GENERALLY INDICATED ON THE SITE PLAN FOR THE SITE.

ARCHITECTURAL STANDARDS:

THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE UR-3 DISTRICT.

STREETSCAPE AND LANDSCAPING:

RESERVED

ENVIRONMENTAL FEATURES:

RESERVED

PARKS, GREENWAYS, AND OPEN SPACE:

RESERVED

FIRE PROTECTION:

RESERVED

SIGNAGE:

RESERVED

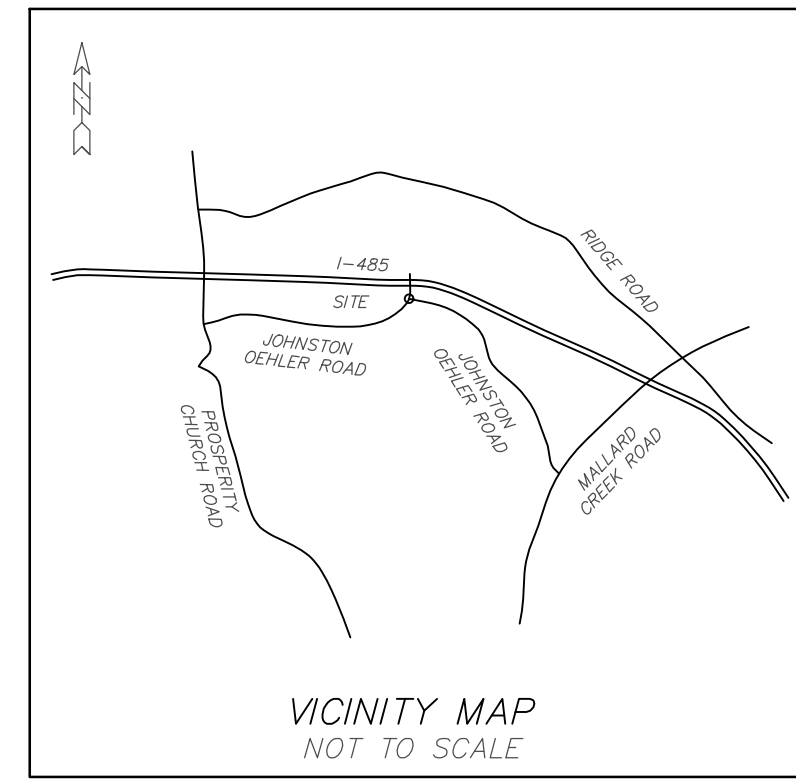
LIGHTING:

a. FREE-STANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES.

PHASING:

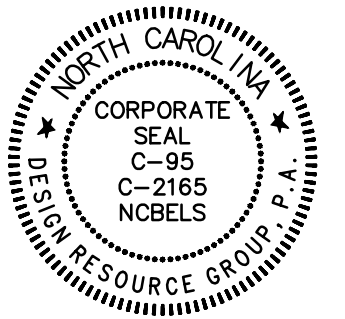
RESERVED

INITIAL SUBMISSION- 4-2-19, 1.0



LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
 704.343.0608
 www.drgrp.com



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TECHNICAL
 DATA SHEET



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REVISIONS:

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